

NORTH CENTRAL COAST DISTRICT

County of Sonoma

1. Number of segments - 0
2. Summary Status:
 - a. The Land Use Plan (LUP) was certified with suggested modifications by the Coastal Commission on December 2, 1980, and the zoning (Implementation Program) portion was certified on December 2, 1981 (except for the geographic area of The Sea Ranch). The County assumed permit-issuing authority for the entire coastal zone (except the Sea Ranch) on April 1, 1982. A Long Range Development Plan (LRDP) for the U.C. Bodega Marine Laboratory was approved on August 11, 1988.
 - b. The Sea Ranch LCP was certified as submitted on June 2, 1982. The County assumed permit-issuing authority for the Sea Ranch area on October 14, 1982 (except for those categories of development which were exempted from coastal permit requirements by the Bane Bill). A Categorical Exclusion Order (E-82-2) was approved by the Commission on July 15, 1982, and excludes vegetation management activities, trails and erosion control, home occupations, and signs and fences. This order was amended twice (E-82-2-A, approved on November 10, 1985, and E-82-2-A2, approved on September 10, 1986), to exclude all new single-family homes and alterations to single-family homes in certain units of the Sea Ranch from needing Sonoma County Coastal Development permits.
 - c. Comprehensive Update. The County submitted revisions to the LCP to the Commission in September 1999 primarily to achieve consistency with the revised General Plan. On December 12, 2001, the Commission effectively certified these revisions in LCP Amendment No. 1-00, which amended the Land Use Plan, Zoning Ordinance, Administrative Manual and Land Use Map. The Commission then also awarded a planning grant of \$74,005 in December 2001 to pursue a more comprehensive update of the LCP. The updated LCP has not yet been submitted for certification.
3. Area of Deferred Certification: None.
4. Amendments:

Total Submittals	Approved	Approved with Suggested modifications	Denied	Withdrawn	Pending/ Other
24	19	4	1	0	0

- LCP No. 1-83 (Major) - Approved 6/23/83;
- LCP No. 1-84 (Major) - Approved 12/13/84;
- LCP No. 1-85 (Minor) - Approved 5/9/85;
- LCP No. 1-86 (Major) - Approved 4/11/86;

- LCP No. 2-86 (Major) - Approved 6/11/86;
- LCP No. 1-87 (Major) - Approved 6/9/87;
- LCP No. 1-88 (Minor) - Approved 7/14/88;
- LCP No. 2-88 (Major) - Approved 2/8/89;
- LCP No. 1-89 (Major) - Approved 4/12/89;
- LCP No. 1-90 (Major) - Approved 6/13/90;
- LCP No. 1-91 (Major) - Approved 3/12/91;
- LCP No. 2-91 (Major) - Denied 6/13/91;
- LCP No. 3-91 (Major) - Approved 9/10/91;
- LCP No. 1-92 (Major) - Approved LUP portion (w/ suggested mods); approved zoning portion 5/14/92;
- LCP No. 1-92 (Minor) - Approved 4/7/92;
- LCP No. 2-92 (Major) - Approved 7/10/92;
- LCP No. 3-92 (Major) - Approved (w/ suggested mods) 3/18/93; ED Checkoff 8/12/93;
- LCP No. 1-95 (Major) - Approved 9/13/95;
- LCP No. 2-95 (Major) - Approved 2/7/96;
- LCP No. 1-96 (Major) - Approved 10/11/96.
- LCP No. 1-99 (De Minimis) – Approved 7/15/99;
- LCP No. 1-00 (Major) – Approved (w/suggested mods) 7/13/01; ED Checkoff 12/12/01;
- LCP No. 1-02 (Major) – Approved 6/13/02;
- LCP No. 2-02 (Major) – Approved 12/11/02.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 2004).

Number of approved permits reported	Number appealable to CCC	Number appealed to CCC
490	176	16

County of Marin

1. Number of segments - 2
2. Summary status:

a. Unit I (Southern Marin) Total LCP

The Commission effectively certified this total LCP on June 3, 1981, and the County assumed permit-issuing authority on June 18, 1981.

b. Unit II (Northern Marin) Total LCP

On April 7, 1982, the Commission certified the resubmitted LUP and zoning for Unit II. The Commission effectively certified the total LCP on May 5, 1982, and the County assumed permit-issuing authority on May 13, 1982.

c. Comprehensive Update

During 1998, the County began preparing a revised LCP in conjunction with an update of the Countywide General Plan. The Countywide Plan was released for public review on February 26, 2004. The Local Coastal Program (LCP) is being updated and will help to further implement the Countywide Plan and the California Coastal Act. An LCP Amendment for an update has not yet been submitted to the Commission.

3. Area of Deferred Certification:

- a. Calle del Arroyo Lots ADC. This ADC was created on June 3, 1981, and includes 24 parcels totaling 3 1/2 acres on the north side of Calle del Arroyo, adjacent to Bolinas Lagoon at Stinson Beach. The principal issues are the question of buildout on ten vacant parcels and their inadequacy in size for individual septic systems while maintaining a 100' protective setback from the Bolinas Lagoon edge. These issues remain unresolved. The County has not begun work on the LCP for this area and has given it a low priority, hoping that the land will be bought by some agency. No change in status has occurred since the last report.

4. Amendments:

Total Submittals	Approved	Approved with Suggested modifications	Denied	Withdrawn	Pending/ Other
24	19	3	2	0	0

- LCP No. 1-81 (Major and Minor) - Unit I - Approved Part (Major), Denied Part (Major) 2/5/82; Approved Minor 2/5/82;
- LCP No. 1-82 (Minor) - Units I and II - Approved 9/7/82;
- LCP No. 1-83 (Major) - Unit I - Approved 6/23/83;
- LCP No. 2-83A (Major) - Units I and II - Approved 8/11/83;
- LCP No. 2-83B (Major) - Units I and II - Approved LUP Portion, Approved Implementation Portion (w/ suggested mods) 10/12/83; ED Checkoff 1/11/84;
- LCP No. 3-83 (Major) - Unit II - Approved 12/1/83;
- LCP No. 1-84 (Major) - Unit I - Denied 1/25/84;
- LCP No. 1a-84 (Major) - Unit I - Approved (w/ suggested mods) 3/14/84; ED Checkoff 4/26/84;
- LCP No. 2-84 (Major) - Unit II - Approved 11/14/84;
- LCP No. 1-85 (Major) - Unit I - Approved 3/27/85;
- LCP No. 2-85 (Major) - Units I and II - Approved 7/23/85;
- LCP No. 3-85 (Minor) - Units I and II - Approved 8/16/85;
- LCP No. 4-85 (Minor) - Units I and II - Approved 8/16/85;
- LCP No. 1-87 (Major and Minor) - Unit II - Approved 9/8/87;

- LCP No. 1-89 (Major) - Unit II - Approved (w/ suggested mods) 4/12/89; ED Checkoff 4/13/90;
 - LCP No. 2-89 (Major) - Units I and II - Approved 7/14/89;
 - LCP No. 1-92 (Major & Minor) - Unit II (Major) and Units I & II (Minor) Approved 1/12/93;
 - LCP No. 1-93 (Major) - Unit II - Approved 4/16/93;
 - LCP No. 2-93 (Major) - Unit II - Approved 7/16/93;
 - LCP No. 1-96 (Major) - Unit II - Approved 2/5/97; ED Checkoff 5/16/97;
 - LCP No. 1-02 (Major) – Unit II – Approved 5/9/02.
5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 2004).

Number of approved permits reported	Number appealable to CCC	Number appealed to CCC
944	682	8

City and County of San Francisco

1. Number of segments - 2
2. Summary status:

a. Balance of City and County

The LCP was certified with suggested modifications on April 1, 1981. The City resubmitted its LCP in late 1983, requesting geographic segmentation of the Olympic Club property. The zoning (implementation program) for the balance of the City was submitted at that time also. On April 26, 1984, the Commission approved segmentation of the Olympic Club, certified the LUP as resubmitted, but denied the zoning (Implementation Program) as resubmitted, certifying it with suggested modifications. The revised LUP and revised Implementation Program, incorporating the new Neighborhood Commercial zones, were effectively certified by the Commission on March 14, 1986. The City and County assumed permit-issuing authority on that date.

b. Olympic Club

This segment includes all of the Olympic Club-owned golf course lands in southwestern San Francisco. The City is not working on this LCP, and there is no projected date for its completion. The major issue is whether the golf course lands should be designated as residential or open space in the LCP. The portion of the Club-owned golf course (17 acres) formerly owned by the City and County of San Francisco (adjacent to John Muir Drive) is effectively certified and is zoned P (Public) in the City and County of San Francisco LCP, and that portion which lies in adjacent San Mateo County is designated open space in that County's LCP.

3. Area of Deferred Certification: None.

4. Amendments:

Total Submittals	Approved	Approved with Suggested modifications	Denied	Withdrawn	Pending/Other
1	1	0	0	0	0

- LCP No. 1-88 (Major) - Approved 3/23/88.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 2004).

Number of approved permits reported	Number appealable to CCC	Number appealed to CCC
6	7	1

County of San Mateo

1. Number of segments - 0

2. Summary status:

- a. The total LCP was approved by the Board of Supervisors on August 5, 1980, and was submitted September 4, 1980. The Commission certified the LCP with suggested modifications on November 5, 1980. The Board of Supervisors accepted these on December 15, 1980. Effective certification and assumption of permit-issuing authority occurred on April 1, 1981.
- b. Comprehensive Update. The Coastal Commission, in December 2000, awarded the County \$40,537 to contribute to a multi-year comprehensive update of the Mid-Coast LCP. Eventual update will include clarification of 20-year-old policies. The update is still in progress.

3. Area of Deferred Certification: None.

4. Amendments:

Total Submittals	Approved	Approved with Suggested modifications	Denied	Withdrawn	Pending/Other
44	21	17	6	1	

- LCP No. 1-81 (Minor) - Approved 9/1/81;
- LCP No. 1-81 (Major) - Approved 11/3/81 (22 items) and 12/3/81 (1 item), LCP Denied 11/3/81 (2 items) and 12/3/81 (1 item);
- LCP No. 2-81 (Major and Minor) - Approved Major (27 items), Denied LCP Major (2 items) 12/3/81; Approved Minor 12/3/81;

- LCP No. 1-82 (Major) - Approved (w/ suggested mods) 2/10/83;
- LCP No. 1-83 (Major) - Approved 7/14/83;
- LCP No. 2-83 (Major and Minor) - Approved Major (w/ suggested mods) 1/26/84; Approved Minor 11/30/83;
- LCP No. 1-84 (Minor) - Approved 6/28/84;
- LCP No. 1-85 (Major) - Denied 6/27/85;
- LCP No. 2-85 (Major) - Denied 9/24/85;
- LCP No. 3-85 (Major and Minor) - Major: Approved Part 3; Approved Parts 1 & 4 (w/ suggested mods), and Denied Part 2 all on 1/9/86; Approved Minor 1/9/86;
- LCP No. 1-86 (Minor) - Approved 5/29/86;
- LCP No. 2-86 (Major) - Approved (w/ suggested mods) 11/14/86;
- LCP No. 1-87 (Major) - Approved (w/ suggested mods) 9/9/87 & 12/10/87; ED Checkoff 12/15/88; Approved Part 3/22/88;
- LCP No. 1-87 (Minor) - Approved 12/10/87;
- LCP No. 2-87 (Minor) - Approved 9/9/87;
- LCP No. 1-88 (Major) - Approved 11/15/88;
- LCP No. 2-88 (Major) - Approved (w/ suggested mods) 3/8/89;
- LCP No. 1-89 (Major and Minor) - Approved Major (w/ suggested mods) and continued Part 6/13/89, Approved Continued Part 6/12/90; Approved Minor 6/13/89;
- LCP No. 1-89 (Major) - Approved Continued Part 6/12/90;
- LCP No. 1-90 (Major) - Approved (w/ suggested mods) 2/5/91;
- LCP No. 2-90 (Major) - Approved 6/13/91;
- LCP No. 1-92 (Major) - Approved (w/ suggested mods) 3/11/92;
- LCP No. 2-92 (Major) - Approved (w/ suggested mods) 7/14/93; ED check-off 3/14/96;
- LCP No. 3-92 (Major) - Approved Part, Denied Part 3/19/93;
- LCP No. 1-93 (Major) - Approved 11/17/93;
- LCP No. 1-95 (Major) - Approved LUP only 2/9/95;
- LCP No. 2-95 (Major) - (3 Part) - Approved w/ modifications 6/14/95; ED Check-off 2/9/96;
- LCP No. 3-95 (Major) - Approved (w/suggested modifications) 2/9/96; ED Checkoff 8/15/96;
- LCP No. 1-96 (Major) - Approved 1/9/97;
- LCP No. 1-97A (Major) - Approved (with suggested modifications) 5/16/97 (Implementation Plan only);
- LCP No. 1-97B (Major) - Approved 5/16/97;
- LCP No. 1-97C (Major) - Approved (w/ suggested mods) 8/14/97;
- LUP No. 2-97 (Major) - Approved 4/8/98. (This amendment constitutes a resubmittal of 1-97-C, for which the County chose not to accept all the suggested modifications adopted on 8/14/97);
- LCP No. 1-98 (de Minimis) – Approved as submitted 7/8/98;
- LCP No. 1-99 (Minor) – Approved 7/15/00;
- LCP No. 2-00 (Major) – Approved with suggested modifications 12/15/00;

- LCP No. 3-00-A (Major) – Approved (w/suggested modifications) 7/13/01;
ED Checkoff 9/14/01;
 - LCP No. 3-00-B (Major) – Approved (w/suggested modifications) 10/11/01;
ED Checkoff 5/9/02;
 - LCP No. 2-02 (Major) – Withdrawn 5/12/04.
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5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 2004).

Number of approved permits reported	Number appealable to CCC	Number appealed to CCC
1,207	863	55

City of Daly City

1. Number of segments - 0
2. Summary status:

The total LCP was approved by the City Council on December 17, 1979, and was submitted on December 10, 1979. The Commission certified the LCP with suggested modifications on May 6, 1980. The City resolved its remaining planning issues, and the resubmitted LCP was effectively certified by the Commission on March 14, 1984. The City then assumed permit-issuing authority on that day.

3. Area of Deferred Certification: None.
4. Amendments: None.
5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 2004).

Number of approved permits reported	Number appealable to CCC	Number appealed to CCC
5	5	1

City of Pacifica

1. Number of segments - 0
2. Summary status:
 - a. The LUP was approved by the City Council on September 24, 1979, and was submitted to the Commission on October 26, 1979. The Commission certified the LUP with suggested modifications on March 4, 1980. The City Council accepted the suggested modifications on March 24, 1980. Pacifica operated pursuant to AB 385 (Hannigan), assuming interim coastal permit-issuing authority from June 10, 1982, to June 10, 1994. The Commission effectively certified the total LCP on June 7, 1994, and the City

assumed permit-issuing authority (superseding the Hannigan authority) on June 10, 1994.

- b. The zoning was approved by the City Council on November 26, 1979, and submitted to the Commission on February 26, 1980. The Commission certified the zoning with suggested modifications on May 6, 1980. The zoning ordinance was revoked by a citizen referendum in March of 1981, before the City responded to the suggested modifications. A consultant-prepared zoning ordinance was approved by the City in the spring of 1993. This resubmitted zoning ordinance (implementation plan) was approved (with suggested modifications) by the Commission on September 17, 1993, and was effectively certified by the Commission on June 7, 1994. The City assumed permit authority on June 10, 1994.
- c. Categorical Exclusion. A Post-Certification categorical exclusion (E-94-1) was approved by the Commission with conditions on September 15, 1995, which excluded lot line and boundary adjustments, new single family residences and second units and minor grading, vegetation removal, temporary events and public works in certain areas. Conditions specified the areas and added clarifying language.

3. Areas of Deferred Certification:

- a. Quarry Area ADC. This was created on September 17, 1993, and includes 145 acres between Highway One and Rockaway Beach on the ocean, south of Mori Point. The principal issues are the future use of the quarry, steep slopes, and protection of the rare and endangered San Francisco garter snake, which will affect the location and type of future development. These remain unresolved. The Commission has certified the Land Use Plan for this area, but not the Zoning. The City is working on the zoning portion, but no submittal date is known.
- b. Shell Dance Nursery ADC. This was created on November 17, 1993, as a result of a shift inland of the Coastal Zone boundary. This ADC includes 11 acres used as a nursery, just east of Highway One. The City will be working on the land use designation and zoning for this parcel, but no submittal date is known. This remains unresolved.

4. Amendments:

Total Submittals	Approved	Approved with Suggested modifications	Denied	Withdrawn	Pending/ Other
17	14	3	0	0	0

- LUP No. 1-84 (Major and Minor) - Approved Major (w/ suggested mods), Approved Minor 10/24/84;
- LUP No. 1-85 (Major) - Approved 8/29/85;
- LUP No. 1-86 (Major) - Approved 3/25/87;
- LUP No. 1-88 (Major) - Approved 11/15/88;

- LUP No. 1-93 (Major) - Approved 9/17/93;
- LUP No. 1-94 (Major) - Approved 6/7/94;
- LCP No. 2-94 (Major) - Approved (w/ suggested modifications) 9/15/94; ED Checkoff 12/13/94;
- LCP No. 3-94 (Major) Approved 10/11/94;
- LCP No. 1-95 (De Minimis) - Approved 9/13/95;
- LCP No. 1-96 (Minor) - Approved 6/12/96;
- LCP No. 1-97 (Major) - Approved 6/13/97;
- LCP No. 2-97 (Major) – Approved 10/13/99;
- LCP No. 1-99 (Major) – Approved 6/7/99; ED Checkoff 3/19/04;
- LCP No. 1-99 (Minor) – Approved w/ suggested modifications 4/14/00;
- LCP No. 1-02 (Major) – Approved 4/11/02;
- LCP No. 2-02 (Major) – Approved 9/11/02.

5. Local Government Pre-and Post-Certification Permit Activity (through quarter ending June 30, 2004).

Number of approved permits reported	Number appealable to CCC	Number appealed to CCC
129	115	4

City of Half Moon Bay

1. Number of segments - 0
2. Summary status:
 - a. The first LUP submittal was denied by the Commission on February 3, 1982. A resubmitted LUP was certified with suggested modifications on July 14, 1983. The subsequent resubmitted LUP was denied on February 13, 1985, on the grounds of inadequate and inconsistent treatment of policies regarding shoreline structures. A third resubmitted LUP was effectively certified by the Commission (as submitted) on September 24, 1985.
 - b. The Implementation Plan (zoning) was approved with modifications on December 13, 1995. The modifications were accepted by the City, and the IP was effectively certified by the Commission on April 10, 1996. The City assumed permit-issuing authority on April 24, 1996. During 1998, the City commenced a review and update of the LCP.
 - c. Comprehensive Update. In December 2000, the Coastal Commission awarded the City \$64,030 to partially fund the LCP update. The funded work is part of a multi-year \$450,000 comprehensive planning effort. The eventual update will include new components, such as a TDC (transfer of development credits) program and NPS (nonpoint source pollution) controls, as well as clarification of 15-year-old policies. The update is still in progress.

3. Area of Deferred Certification: None.

4. Amendments:

Total Submittals	Approved	Approved with Suggested modifications	Denied	Withdrawn	Pending/ Other
10	5	3	2	0	0

- LUP No. 1-88 (Major) - Approved (w/ suggested mods) 6/7/88; ED Checkoff 12/15/88;
- LUP No. 1-91 (Major) - Approved 9/10/91;
- LUP No. 2-91 (Major) - Denied 2/12/92;
- LUP No. 1-92 (Major) - Denied 1/12/93;
- LUP No. 1-93 (Major) - Approved 2/17/93;
- LUP No. 1-94 (Major) - Part 1 Approved 7/12/94; Part 2 Approved (w/ suggested modifications) 10/11/94;
- LCP No. 1-97 (De Minimis) - Approved 9/11/97;
- LCP No. 1-98-A (Major) – Approved 2/4/99;
- LCP No. 1-98-B (Major) - Approved (w/suggested modifications) 3/11/99;
- LCP No. 1-99 (Major) – Approved 4/11/02.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 2004).

Number of approved permits reported	Number appealable to CCC	Number appealed to CCC
276	138	7

Public Works Plans

San Francisco Clean Water Program (PWP No. 1-79)

1. Summary status: The Public Works Plan was approved with conditions on 6/6/79.
2. Specific Projects:
 - 1-79-1 - Approved 6/6/79; (Westside Transport/Pump Station; Great Highway Redesign; Ocean Outfall);
 - 1-79-2 - Approved 6/6/79;
 - 1-79-3 - Approved 6/6/79;
 - 1-79-4 - Approved 5/10/88 (aka PWP-1-79-W5, Southwest Sewage Plant);
 - 1-79-5 - This number was not used;
 - 1-79-6 - Approved 2/8/91 (Lake Merced Transport);
 - 1-79-7 - Approved 3/18/93 (Richmond Transport);
 - 1-79-8 - Approved 5/12/95 (Richmond/Sunset Plant Demolition).

3. Amendments:

Total Submittals	Approved	Approved with conditions	Denied	Withdrawn	Pending/ Other
10	9	1	0	0	0

- 1-79-A1 - Approved 9/30/80;
- 1-79-A2 - Approved 1/7/81;
- 1-79-A3 - Approved 4/1/81;
- 1-79-A4 - Approved 7/15/82 (aka PW 2-82-25-A);
- 1-79-A5 - Approved 3/14/84 (aka PW 2-83-14-A);
- 1-79-A6 - Approved 12/13/84 (aka PW 2-84-16-A);
- 1-79-A7 - Approved w/ conditions 7/23/85, condition compliance denied 9/10/86, approved 12/9/86 (aka PW 2-85-8-A);
- 1-79-A8 - Approved 7/27/87 (aka PW 1-87-117-A8);
- 1-79-A9 - Approved 5/3/88;
- 1-79-A10 (Minor)- Approved 5/6/04.